



## 16 Warrumbungle Close Ocean Grove Victoria

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\*\*\*INSPECT Sat Nov 21st Nov -- Call to register to attend\*\*\*

### The Feel:

Located in a quiet neighbourhood in a court-end position, this lovely brick home is within minutes of both shopping centres & close to the schools precinct. Offering the versatility of 4 bedrooms & 3 distinctive living areas, this home also boasts great privacy & fantastic outdoor living. The covered grand alfresco with all-weather blinds allows for year-round practicality, with direct access from the main living & rumpus room. Impressive features include Spotted Gum flooring, 5kw solar, efficient heating & cooling plus a double garage.

### The Facts:

- Single level home on 592sqm (approx.) allotment in established friendly neighbourhood
- Large 8.2 x 5m covered outdoor entertaining area
- Spacious, fuss-free home in convenient location, 2mins drive to OG Marketplace shops
- Coastal colour palette, beautiful timber floors & plantation

**Price** : \$ 840,000  
**Land Size** : 592 sqm  
**View** : <https://www.bellarineproperty.com.au/5978850>



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**Dan Halsey**  
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Approx House Area 233m<sup>2</sup>  
Approx Land Area 591m<sup>2</sup>

Whilst [bwrm.com.au](http://bwrm.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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